

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2013-01846 / PERMIT NO. RCUP 201300093; ROAK 201300019 / ENV NO. 201300158

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
1.1	Aesthetics	Project shall comply with section 22.44.133.G and Part 9 of Chapter 22.44 (commencing with section 22.44.500) of the Los Angeles County Code (Dark Skies Ordinance). Exterior night lighting shall be minimized using low intensity (lights not exceeding 800 lumens) and low stature fixtures (2.5-3 ft. in height). Lights shall be directed downwards with good shielding against projection into the nighttime sky, surrounding properties, and undeveloped areas. Security lighting, if used, shall be on an infrared detector and may not be continuously illuminated except in cases of actual emergency. All entry way and porch lighting, and wall lights along the proposed residence, shall have an apron to direct light to areas where needed, and eliminate light spillage off site.	Regional Planning Staff will inspect lighting on-site. Provide lighting as specified	Prior to issuance of Certificate of Occupancy.	Applicant and any subsequent owner(s)	Department of Regional Planning
1.2	Aesthetics	The proposed residence shall utilize earth-tone colors that blend in with the natural colors of the surrounding environment. The driveway and any exterior retaining walls shall also be of earth tone colors or materials that blend in with the natural color of the surrounding environment. A landscape/fuel modification plan utilizing native vegetation and approved by the Biologist on Staff at Regional Planning, and by the Fuel Modification Unit of the Fire Department, shall be implemented to provide effective screening for the residence while still meeting fire protection requirements. The oak trees to be used in the landscape plan shall be local and suitable for the native local setting, and shall be obtained from a local source (i.e. nursery).	Submit final landscape/fuel modification plan for approval to County Biologist. Final site and elevation plans depicting earth tone colors of structures, walls and driveway must be submitted to Regional Planning for review and approval.	Prior to final fuel modification plan approval by Fuel Modification Unit of Fire Department	Applicant	Department of Regional Planning, Fire Department Fuel Modification Unit

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4.1	Biological Resources	Based upon the recommendations of the Significant Ecological Area Technical Advisory Committee (SEATAC), the applicant is to mitigate for adverse project-related impacts to oak trees and oak woodland at a location within the Zuma Canyon SEA (SEA No. 3) or its buffer area (SEA No. 3B). Camp Miller/Kilpatrick, a County facility, is the site that has been identified and selected within the Zuma Canyon SEA to conduct off-site mitigation for oak tree replanting and conservation of natural habitat acreage. The applicant has agreed to accept a condition to execute an agreement with the Mountains Restoration Trust (MRT), upon final project approval by the County Board of Supervisors and upon payment of fees required, to establish and maintain a perpetual conservation easement at the Camp site to be held by MRT, in lieu of on-site mitigation. Said agreement must be executed, fees collected, and conservation easement recorded prior to the issuance of any grading and building permits. MRT shall assume, perform, and fulfill all of the conditions set forth under Oak Tree Permit No. 201300019, and will cooperate with the Staff Biologist at Regional Planning to define and clarify the work to be performed by MRT. A copy of the executed agreement, receipt of fees, and all recorded easements shall be provided to the Department of Regional Planning, and to the Fire Department's Division of Forestry.	A legal description with metes and bounds for the conservation easement, along with a survey map, must be attached to the In-Lieu Fee Mitigation Agreement for recordation. A copy of the executed agreement, receipt of fees, and all recorded documents and easements shall be provided to the Department of Regional Planning's Staff Biologist.	Prior to approval of Oak Tree Mitigation Plans and before issuance of grading and building permits	Applicant	Department of Regional Planning, County Forester and MRT.
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4.2	Biological Resources	All conditions for Oak Tree Permit No. 201300019 from the County Forestry Division shall be applicable and must be satisfied. The replacement ratio for the 14 oak removals at the project site shall be 2:1, resulting in a total of 28 replacement trees. In addition to the basic conditions of approval by the County Forestry Division, and in compliance with the State of California's Oak Woodland Conservation Act {Public Resources Code (PRC) 21083.4(b)(1) & (2) of CEQA} the applicant shall plant eight (8) replacement oaks within designated oak planting locations on-site, and twenty (20) replacement oaks shall be planted off-site by MRT within the conservation easement at the Camp Miller/Kilpatrick site under the executed agreement noted in Measure 4.1. Planting of the 20 oaks off-site shall be in accordance with the off-site Oak Tree Mitigation Plan to be prepared by MRT, and planting of the 8 oaks on-site shall be in accordance with an on-site Oak Tree Mitigation Plan prepared by the property owner's arborist. Both Oak Tree Mitigation Plans must be approved for the project by the County Regional Planning Staff Biologist and the County Forester, to ensure that replacement oak tree planting areas are suitable for successful growth and survivability.	Submit Oak Tree Mitigation Plan to Regional Planning Staff Biologist to coordinate and review documents and reports.	Oak Tree Mitigation Plans must be approved prior to issuance of grading and building permits.	Applicant	Department of Regional Planning, County Forester and MRT
4.3	Biological Resources	In addition to the fees required by the County Forester for inspections during the two year maintenance period, the applicant shall provide maintenance fees to cover inspection and maintenance of the eight (8) on-site replacement oak trees for up to a total of seven years. Maintenance of the eight (8) replacement oak trees on-site beyond the two year period will be funded by the applicant. The exact sum of the fees to continue maintenance beyond the two year period, for up to seven years, shall be determined by the County Forester. The fee must be collected prior to final approval of the on-site Oak Tree Mitigation Plan by County Regional Planning and the County Forester. The property owner will assume long term maintenance of the eight (8) replacement oaks on-site upon termination of the seven year maintenance period.	Submit receipt of payment to County Forester to Regional Planning Staff Biologist.	Proof of payment must be provided prior to issuance of grading and building permits.	Applicant	Department of Regional Planning, County Forester

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4.4	Biological Resources	The seven (7) year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Staff Biologist of Regional Planning and the County Forester indicating that the eight (8) mitigation trees on-site have been planted. Any trees failing to survive the seven (7) year monitoring period shall be replaced with additional coast live oak trees at a 1:1 ratio. These additional trees shall also be monitored for seven years from the time of their planting. Additional monitoring fees will be applied in such an event.	Submit documentation of replacement oak tree planting to Regional Planning Staff Biologist.	Documentation of replacement oak tree planting must be received prior to issuance of occupancy permit.	Applicant	Department of Regional Planning, County Forester
4.5	Biological Resources	Vegetation clearance for fuel modification requirements shall be done using hand tools to minimize soil disturbance. Department of Regional Planning Staff Biologist shall approve landscape/fuel modification plan, which shall show proposed brush clearance. All existing native vegetation shall be clearly depicted. Subsequent final approval by Fire Department's Fuel Modification Unit is required.	Landscape/fuel modification plan must be submitted to Staff Biologist for review and approval. Final approval by Fire Department's Fuel Modification Unit.	Prior to issuance of grading and building permits, necessary fuel modification plan must be completed	Applicant	Department of Regional Planning, Los Angeles County Fire Department
4.6	Biological Resources	Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).	Conduct pre-construction nesting bird surveys if construction to occur between February 1 and August 31; provide monitoring reports to LACDRP and CDFW at their request.	Prior to and during construction	Applicant	Department of Regional Planning

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4.6 A	Biological Resources	Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) shall occur outside of the avian breeding season which generally runs from February 1 . August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates, specified above, is warranted.	Conduct pre-construction nesting bird surveys if construction to occur between February 1 and August 31; provide monitoring reports to LACDRP and CDFW at their request.	Prior to and during construction	Applicant	Department of Regional Planning
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4.6 B	Biological Resources	<p>If avoidance of the avian breeding season is not feasible, beginning thirty days prior to the initiation of project activities, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors). The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found, the project proponent shall delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. The project proponent shall provide the results of the recommended protective measures described above to the Department of Regional Planning at its request to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p>	Conduct pre-construction nesting bird surveys if construction to occur between February 1 and August 31; provide monitoring reports to LACDRP and CDFW at their request.	Prior to and during construction	Applicant	Department of Regional Planning
4.6 C	Biological Resources	<p>If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he or she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the Department of Regional Planning and, upon request, CDFW. Based on the submitted information, the Department of Regional Planning (and CDFW, if CDFW requests) will determine whether to allow a narrower buffer.</p>	Conduct pre-construction nesting bird surveys if construction to occur between February 1 and August 31; provide monitoring reports to LACDRP and CDFW at their request.	Prior to and during construction	Applicant	Department of Regional Planning

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PROJECT NO. R2013-01846 / PERMIT NO. RCUP 201300093; ROAK 201300019 / ENV NO. 201300158

4.6 D	Biological Resources	The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional Planning, at its request, during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if project activities damage active avian nests.	Conduct pre-construction nesting bird surveys if construction to occur between February 1 and August 31; provide monitoring reports to LACDRP and CDFW at their request.	Prior to and during construction	Applicant	Department of Regional Planning
4.7	Biological Resources	For protection of the Zuma Canyon watershed, the slope edge of the residence shall have a runoff capture swale with plants or scavenge material that can be changed annually following the rainy season. In addition to standard LID requirements, cisterns shall be utilized to capture the first one-inch of rainwater runoff from all non-permeable surfaces for use in irrigation and firefighting purposes.	Show swale and cistern on site and landscape plan to be reviewed by Staff Biologist.	Prior to approval of landscape/fuel modification plan.	Applicant	Department of Regional Planning
5.1	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account, as necessary, until all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	Department of Regional Planning